

**PB# 06-28**

**Hudson Valley Motors (SP)**  
**(Withdrawn)**

**14-3-3**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY  
DATE: Withdrawn 1/22/08

**COUNTY OF ORANGE**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

**DEPARTMENT OF PLANNING**

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533  
[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

**Referred by:** New Windsor Planning Board

**Reference/County ID No.:** NWT25-06M

**Tax Parcel ID:** 14-3-3

**Applicant:** REJ Realty, LLC

**Proposed Action:** Amended Site Plan

**Reason for Review:** Within 500' of US RTE 9W

**Date of Full Statement:** September 29, 2006

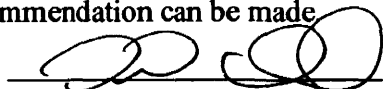
**Comments:** The Department has received the above amended site plan, and offers the following:

- Although it would appear that this project will have no major impact upon State or County facilities nor have any significant inter-municipal issues, the application is incomplete. Prior to making a recommendation the Department requires more information regarding what is being amended, what does the shaded area represent, and what the site plan is for?

**County Recommendation:** Without a complete application no recommendation can be made

**Date** October 10, 2006

**Reviewed By:** Kathy V. Murphy, Planner

  
**David Church, AICP**  
Commissioner of Planning

**"IMPORTANT NOTE:** As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)."

10/25/06

cc: M. Edsall/  
D. Cordisco



## REPORT OF FINAL LOCAL ACTION

**To: Orange County Department of Planning**  
**124 Main Street**  
**Goshen, NY 10924**

**From:**

**Date:**

**Subject: GML 239 Referral ID# NWT25-06M TAX PARCEL ID: 14-3-3**  
**Name of project/applicant: REJ Realty, LLC**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken. In regard to the proposed action described above, the following final action was taken:

\_\_\_\_\_ Our local board **approved** this action on \_\_\_\_\_.

\_\_\_\_\_ Our local board **approved** this action **with modifications** on \_\_\_\_\_.  
Briefly, the modifications consisted of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Our local board **disapproved** this action on \_\_\_\_\_.  
Briefly, the reasons for disapproving this action were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ The proposal was **withdrawn**.

Additional space for comments on actions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **COUNTY OF ORANGE**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

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COMMISSIONER

### **ORANGE COUNTY DEPARTMENT OF PLANNING** **239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference/County ID No.: NWT25-06M

Applicant: REJ Realty [6-28]

Tax Parcel ID: 14-3-3

Proposed Action: Amended Site Plan

Reason for Review: Within 500' of ST RTE 94

Date of Full Statement: November 3, 2006

Comments: The Department has received the above amended site plan to construct a 504sq ft building for storage, and offers the following:

- The proposed project will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having received the full statement, the Department considers the application to be complete.

County Recommendation: Local determination.

Date: November 9, 2006

Reviewed By: Kathy V. Murphy, Planner

**David Church, AICP**  
Commissioner of Planning

"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)."

P.B. 06-28

11/14/06

CC: M.E.

D.C.



## REPORT OF FINAL LOCAL ACTION

**To: Orange County Department of Planning**  
**124 Main Street**  
**Goshen, NY 10924**

**From:**

**Date:**

**Subject: GML 239 Referral ID# NWT25-06M [06-28] TAX PARCEL ID: 14-3-3**

**Name of project: Site Plan:REJ Realty, LLC**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken. In regard to the proposed action described above, the following final action was taken:

\_\_\_\_\_ Our local board **approved** this action on \_\_\_\_\_.

\_\_\_\_\_ Our local board **approved** this action **with modifications** on \_\_\_\_\_.  
Briefly, the modifications consisted of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Our local board **disapproved** this action on \_\_\_\_\_.  
Briefly, the reasons for disapproving this action were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ The proposal was **withdrawn**.

Additional space for comments on actions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street  
Goshen, NY 10924-2124

## APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 06-28 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: n/a

City, Town or Village Board \_\_\_\_\_ Planning Board ☒ Zoning Board \_\_\_\_\_

2. Owner: Name: REJ Realty, LLC  
Address: 3266 Route 9W, New Windsor, NY 12553

3. Applicant \* Name: Richard Gaillard  
Address: 3266 Route 9W, New Windsor, NY 12553

\*If applicant is owner, leave blank

4. Location of Site: East side Route 9W, at intersection with NYS Rt. 94 & Walsh  
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 14 Block: 3 Lot: 3

Present Zoning District: NC Size of Parcel: 1.03 Acres

5. Type of Review:

### Special Permit

Zone Change: From = \_\_\_\_\_ To: = \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

\*\*Subdivision: Number of Lots/Units \_\_\_\_\_

\*\*\*Site Plan: Use Amendment to Existing Auto Sales

Date: 9-29-06

Signature & Title: \_\_\_\_\_

Mark A. Edsall, P.E.,  
Planning Board Engineer

*MYRA*

*Sent by M.E.*

# ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street  
Goshen, NY 10924-2124

## **APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION**

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. **06-28** (Please include this number on any correspondence)

1. Municipality **Town of New Windsor**

Public Hearing Date: **n/a**

City, Town or Village Board \_\_\_\_\_ Planning Board **X** Zoning Board \_\_\_\_\_

2. Owner: Name: **REJ Realty, LLC**  
Address: **3266 Route 9W, New Windsor, NY 12553**

3. Applicant \* Name: **Richard Gaillard**  
Address: **3266 Route 9W, New Windsor, NY 12553**

**\*If applicant is owner, leave blank**

4. Location of Site: **East side Route 9W, at intersection with NYS Rt. 94 & Walsh**  
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: **14** Block: **3** Lot: **3**

Present Zoning District: **NC** Size of Parcel: **1.03 Acres**

5. Type of Review:

### **Special Permit**

Zone Change: From **=** To: **=**

Zoning Amendment: To Section \_\_\_\_\_

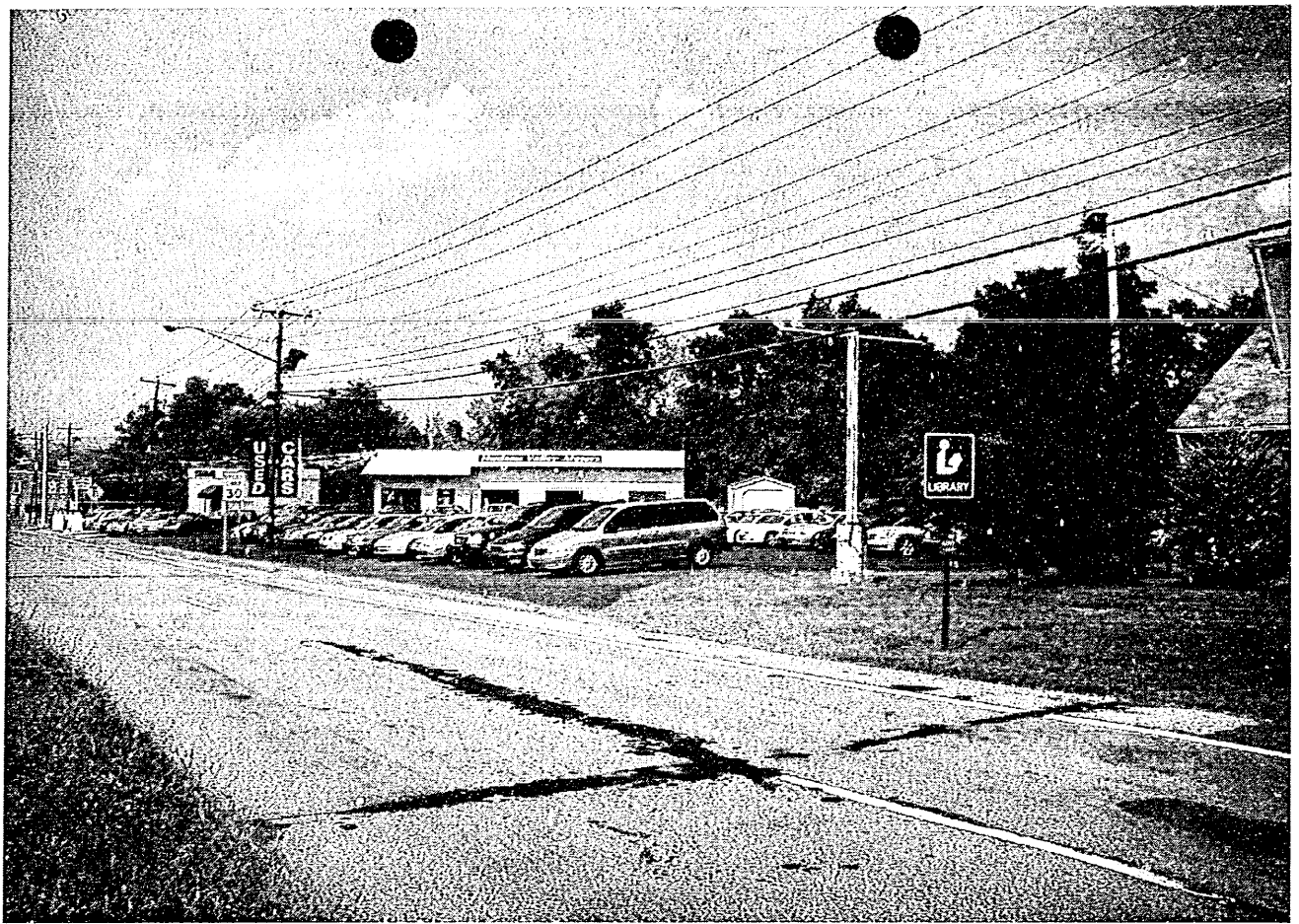
\*\*Subdivision: Number of Lots/Units \_\_\_\_\_

\*\*\*Site Plan: Use **Amendment to Existing Auto Sales (proposed 504  
s.f. building for storage and vehicle prep. - no other changes proposed).**

Date: **10-27-06**

Signature & Title: Mark J. Edsall, P.E.  
**Mark J. Edsall, P.E.,**  
**Planning Board Engineer**

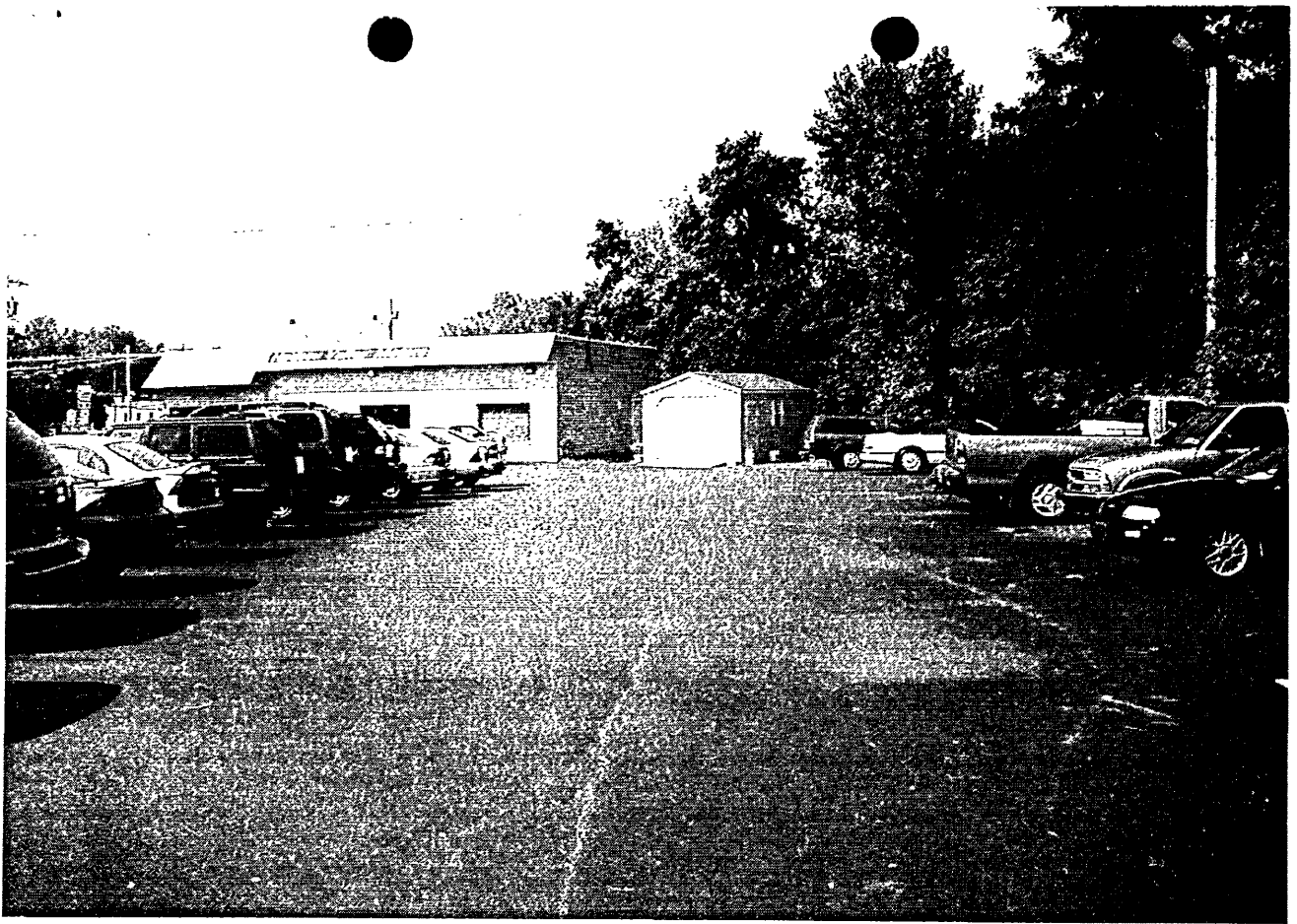




06-23











PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>MARSHALL ROSENBLUM</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>ROUTE 9W AT WALSH ROAD - EAST SIDE</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <u>517 SR POLE BARN FOR STORAGE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.03</u> acres Ultimately <u>1.03</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>USED CAR SALES</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>MARSHALL ROSENBLUM</u>	Date: <u>10 SEPT 06</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

06-23

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

06-93

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
**TOWN OF NEW WINDSOR PLANNING BOARD**

RICHARD GAILLARD, deposes and says that he resides  
(OWNER)  
at 3266 ROUTE 9W, NEW WINDSOR NY in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NY and that he is the owner of property tax map  
(Sec. 14 Block 3 Lot 3)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

HUNSON VALLEY MOTORS  
(Applicant Name & Address, if different from owner)  
MARSHALL ROSENBLUM  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

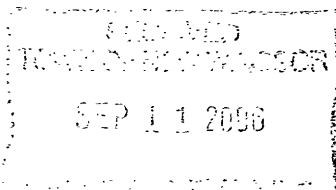
Date: 10 SEPT 06

Patricia Vasquez  
Witness' Signature

[Signature]  
Owner's Signature

Applicant's Signature if different than owner

[Signature]  
Representative's Signature



**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

**06-28**